

# Farrell's

114-116 Main St, Groton, NY 13073

Presented by  
DNCRL, LLC



Price: \$475,000

# Farrell's

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This is an opportunity not to be missed! Here is your opportunity to own a piece of history. This building is a three story brick, circa 1870s. The building's first floor has always been a pub, tavern or bar and at its inception was a Gentlemen's Club. It has been transformed into a fully equipped Irish themed bar with kitchen. The bar is a freshly painted beautiful Irish green and gold with a unique custom stamped ceiling displaying iconic shamrocks. The outdoor deck is a perfect spot to enjoy pleasant days. Parking is available in the Village lot right next door to the building or on the street right out front. The local residents are anxiously anticipating the reopening of their beloved pub. They'll be lined up at the door for the Grand Opening!

In addition, on the second floor, there are two apartments available with estimated combined income of \$2000/month. Both second floor spaces have the potential for multi functional use. The front space has a lovely view of Main Street through the spectacular four panel seven foot bay window. The kitchen has two doors that open into the main chamber with its twelve foot ceilings. The back apartment is cozy with an ample kitchen area and has a walk in closet. Back in the day, the third floor was a ball room with a twelve foot ceiling. With TLC, it could be restored to its

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## DNCRL, LLC

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original glory and/or become an amazing multi functional space, or a luxury apartment..... This building has endless possibilities.

1,500 sq ft of Bar and Kitchen space

1,500 sq ft of Basement storage

1,150 sq ft of apartment space upstairs, 2 units.

866 sq ft of Third Floor storage

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## Property Photos



Bar Room 1



Bar Room 2

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## Property Photos



Bar Room 3



Bar Room 4

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## Property Photos



Bar Room 5



Bar Outdoor Deck

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## Property Photos



Kitchen 1



Kitchen 2



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Kitchen 3



Kitchen 4

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## Property Photos



Kitchen 5



Kitchen 6 Vulcan Range

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## Property Photos



Stairs to Second Floor



Apartment A1

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## Property Photos



Apartment A2



Apartment A Kitchen

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## Location

